



PRELIMINARY FINANCIAL STATEMENTS



A COMMUNITY OF POSSIBILITIES

PRELIMINARY FINANCIAL STATEMENTS

For the Month and Year-to Date Ended **October 31, 2023**

Issue Date: **November 7, 2023**

(Unaudited and Subject to Review)

OPPORTUNITY HOME SAN ANTONIO COMBINED

1. Summarized Combined Income Statement | Current Month
2. Summarized Combined Income Statement | Year-To-Date
3. Summarized Combined Balance Sheet

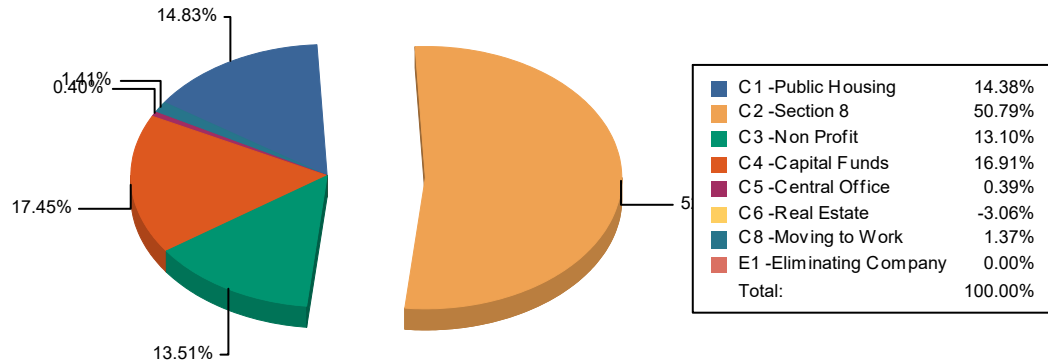


Opportunity Home San Antonio
Combined Income Statement - Current Month
Period Ending October 31, 2023
Actual Amounts Vs. Approved Budget Comparison

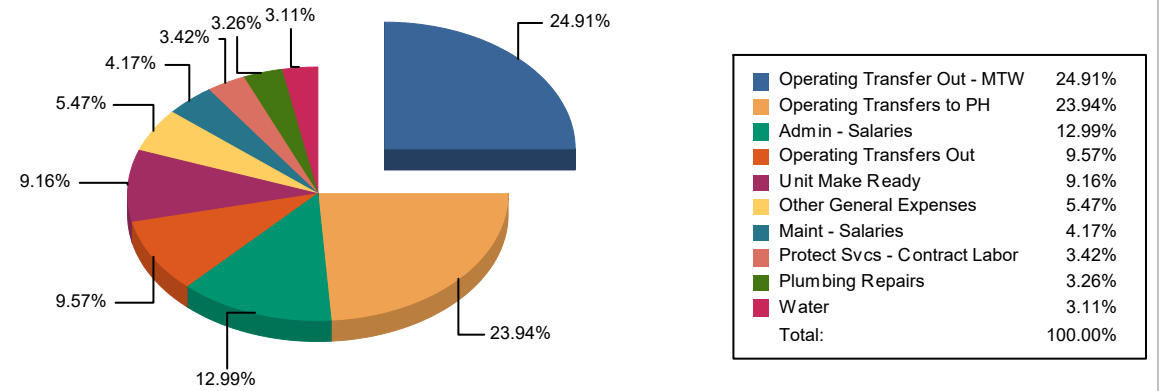
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Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue																				
Rental Revenue	1,077,290	1,034,325			2,828,582	3,621,516							3,905,872	4,655,842					3,905,872	4,655,842
Bad Debt, Net of Collections	(166,919)	(29,179)			(209,727)	(211,504)							(376,646)	(240,683)					(376,646)	(240,683)
Other Tenant Revenue	12,109	15,828			98,628	125,333							110,737	141,161					110,737	141,161
Grants	2,484,887	2,631,380	1,012,331	1,017,315	387,862	317,482					280,028	151,033	4,165,108	4,117,210	4,029,267	1,677,457	(49,801)	(24,518)	8,144,574	5,770,148
HAP Revenue			11,082,626	10,573,797									11,082,626	10,573,797					11,082,626	10,573,797
Miscellaneous Revenue	17,176	28,390	4,605	442	14,121	20,205	(728,532)	322,329	93,406	132,898	46,089	30,360	(553,135)	534,624			(96,513)	(107,795)	(649,648)	426,829
Net Revenue	3,424,544	3,680,744	12,099,562	11,591,554	3,119,464	3,873,032	(728,532)	322,329	93,406	132,898	326,117	181,393	18,334,561	19,781,951	4,029,267	1,677,457	(146,314)	(132,314)	22,217,514	21,327,094
Operating Expense																				
Salaries and Benefits	1,348,016	1,307,490	586,813	599,187	844,807	899,978	170,007	240,738	1,061,158	1,133,897	244,221	280,580	4,255,020	4,461,870					4,255,020	4,461,870
Supplies and Materials	659,234	226,226		8	382,863	146,513			10,518	1,966		417	1,052,615	375,130					1,052,615	375,130
Fleet Costs	51,747	19,456	1,624	3,034	10,740	4,694	97	667	2,429	4,192	733	661	67,368	32,704					67,368	32,704
Outside Services	1,674,609	833,042	6	48	1,206,369	562,199	8,035	9,093	45,334	33,175			2,934,354	1,437,557	101,395	12,500			3,035,749	1,450,057
Utilities	608,421	515,161			464,911	385,491	133	216	19,329	13,458			1,092,795	914,326					1,092,795	914,326
Protective Services	295,661	73,411		364	129,722	58,891	1,576	1,000	13,307	9,691		225	440,266	143,583					440,266	143,583
Insurance	34,309	151,859	10,147	8,931	538,077	212,492	11,345	4,221	20,113	8,365	3,961	1,667	617,952	387,534					617,952	387,534
HAP Expense			9,620,107	9,668,307									9,620,107	9,668,307					9,620,107	9,668,307
Other Expenses	228,588	318,325	299,471	290,172	164,523	270,869	487,498	83,295	169,435	254,333	180,873	93,372	1,530,387	1,310,365	99,790	3,388	(107,547)	(121,095)	1,522,631	1,192,659
Total Operating Expense	4,900,584	3,444,969	10,518,167	10,570,051	3,742,012	2,541,127	678,690	339,230	1,341,624	1,459,077	429,787	376,921	21,610,864	18,731,375	201,185	15,888	(107,547)	(121,095)	21,704,503	18,626,169
Total Operating Income	(1,476,041)	235,775	1,581,395	1,021,504	(622,547)	1,331,905	(1,407,222)	(16,901)	(1,248,218)	(1,326,179)	(103,670)	(195,528)	(3,276,303)	1,050,576	3,828,082	1,661,569	(38,768)	(11,219)	513,012	2,700,926
Non-Operating Income (Expense)																				
Interest Expense	(18,032)	(17,728)			(514,943)	(536,184)							(532,975)	(553,912)	(80,599)	(19,165)	39,384	48,535	(574,190)	(524,543)
Interest Income	179,731	112,735	27,018	36	119,725	18,833	207,709	27,399	2,947	64	2,493	7	539,623	159,073	5,612	10	(39,384)	(43,143)	505,851	115,941
Replacement/Extraordinary Item	(64,051)	(129,082)			(306,668)	(154,562)			(87)	(892)			(370,806)	(284,536)					(370,806)	(284,536)
Other Income (Expense)	(228,526)	(277,533)			81,769	(6,430)	(472,959)						(619,716)	(283,962)			49,801	24,518	(569,915)	(259,444)
Management Fees	(504,351)	(488,624)	(264,180)	(310,475)	(268,765)	(333,363)	(638)	(393)	1,168,827	1,251,003	(862)	(839)	130,032	117,308	(137,368)	(134,642)	(11,032)	(13,299)	(18,368)	(30,633)
Transfers	3,268,154	580,900	(1,499,225)	(703,534)	153,500	23,375	(75,945)			84,771	172,555	199,959	2,019,039	185,471	(2,534,853)	(186,461)			(515,814)	(990)
Total Non-Operating Income (Expense)	2,632,924	(219,332)	(1,736,386)	(1,013,973)	(735,381)	(988,332)	(341,833)	27,006	1,171,688	1,334,946	174,186	199,127	1,165,198	(660,558)	(2,747,208)	(340,257)	38,769	16,611	(1,543,241)	(984,205)
Surplus or Deficit Prior to Non-Cash Items	1,156,884	16,443	(154,991)	7,531	(1,357,928)	343,573	(1,749,055)	10,105	(76,530)	8,767	70,516	3,599	(2,111,105)	390,018	1,080,874	1,321,312	1	5,392	(1,030,230)	1,716,721
Non-Cash Items																				
Depreciation & Amortization	(726,978)	(756,383)	(2,767)	(1,288)	(562,239)	(468,775)	(12,953)	(12,579)	(12,843)	(9,440)	(1,014)		(1,318,794)	(1,248,466)					(1,318,794)	(1,248,466)
Non-Oper Income (Expense)	2,338,551	1,453,029			7,078,798								9,417,349	1,453,029	(2,338,551)	(1,322,985)			7,078,798	130,044
Total Non-Cash Items	1,611,573	696,646	(2,767)	(1,288)	6,516,560	(468,775)	(12,953)	(12,579)	(12,843)	(9,440)	(1,014)		8,098,555	204,563	(2,338,551)	(1,322,985)			5,760,004	(1,118,422)
Change In Net Assets	2,768,457	713,089	(157,758)	6,243	5,158,631	(125,202)	(1,762,008)	(2,474)	(89,373)	(673)	69,502	3,599	5,987,451	594,581	(1,257,677)	(1,674)	1	5,392	4,729,774	598,299

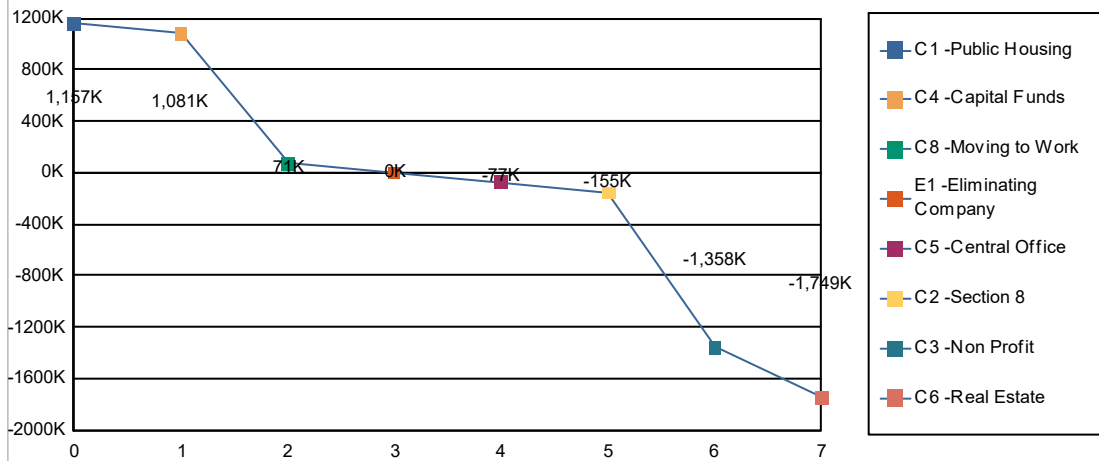
Net Revenue
by Line of Business



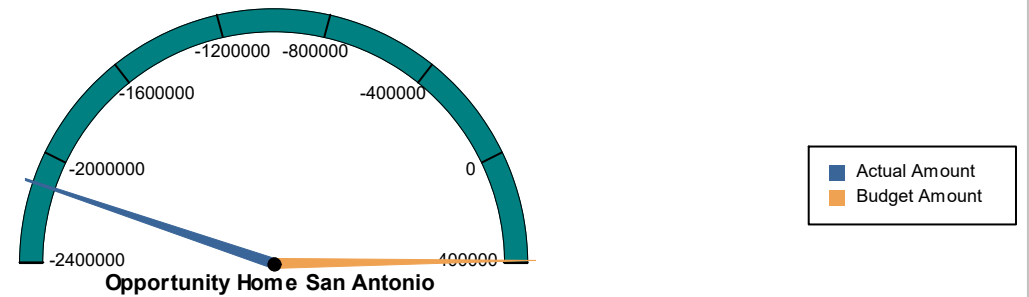
Top 10 Operating Expenses
Excluding HAP Expenses



Surplus or Deficit Prior to Non-Cash Items
by Line of Business

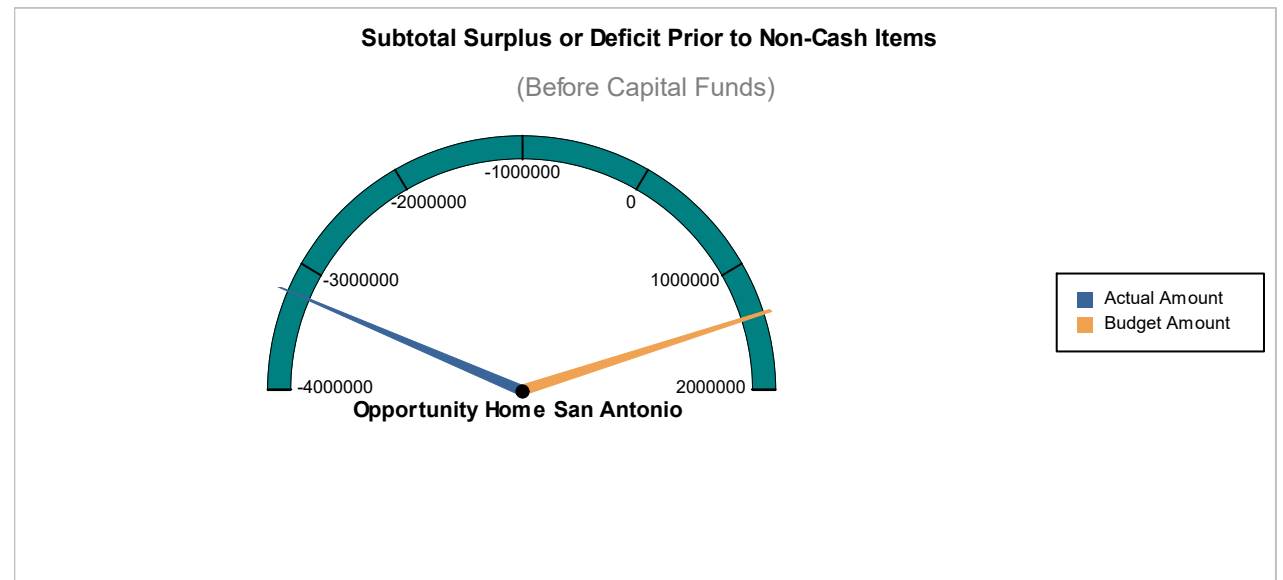
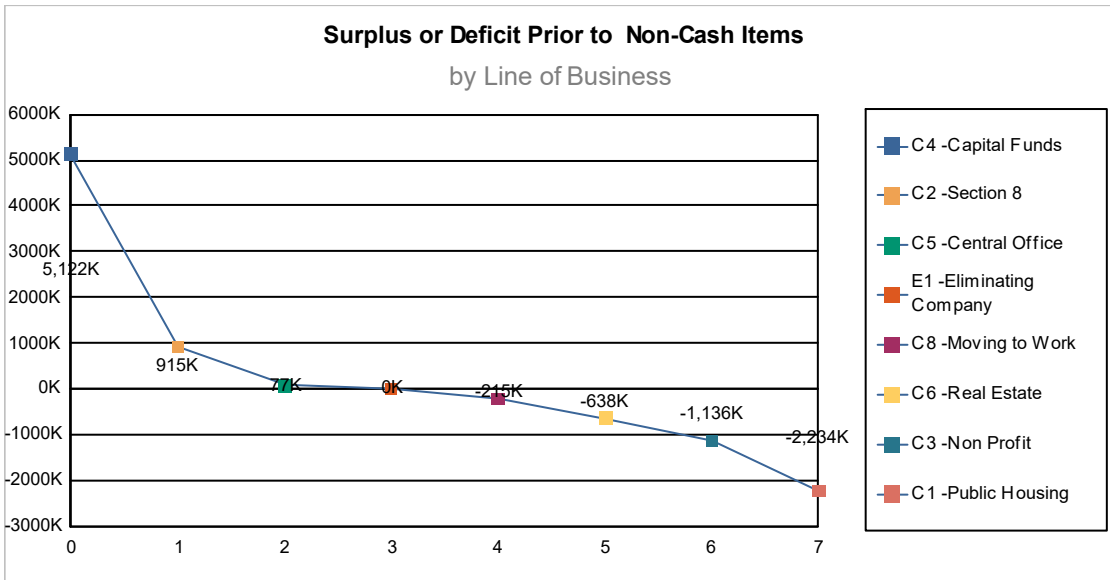
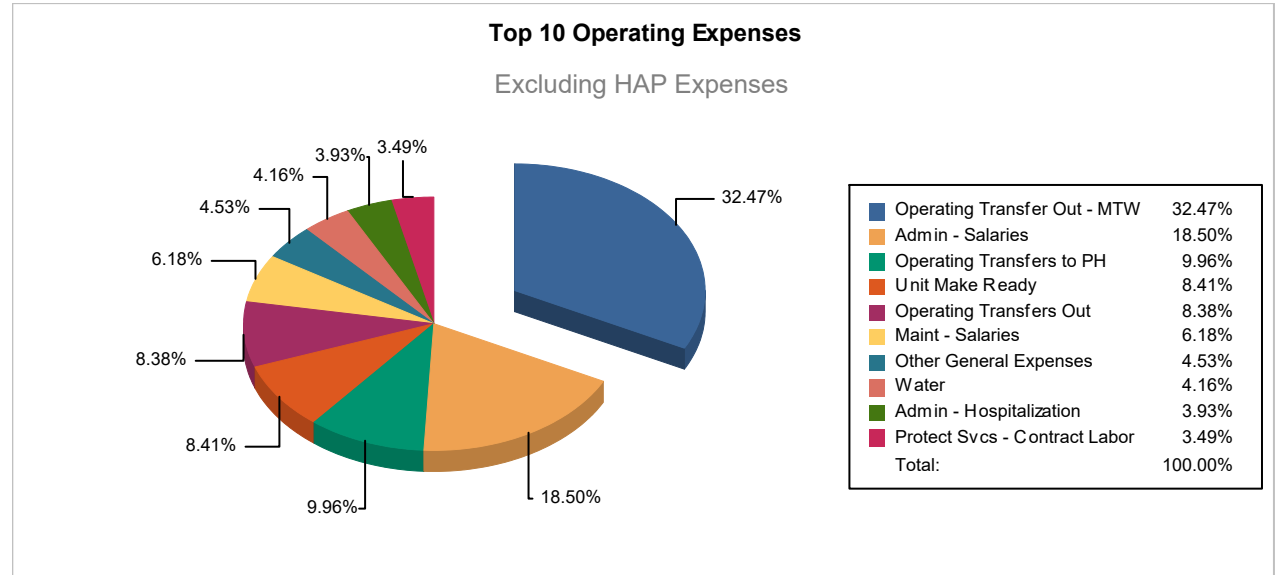
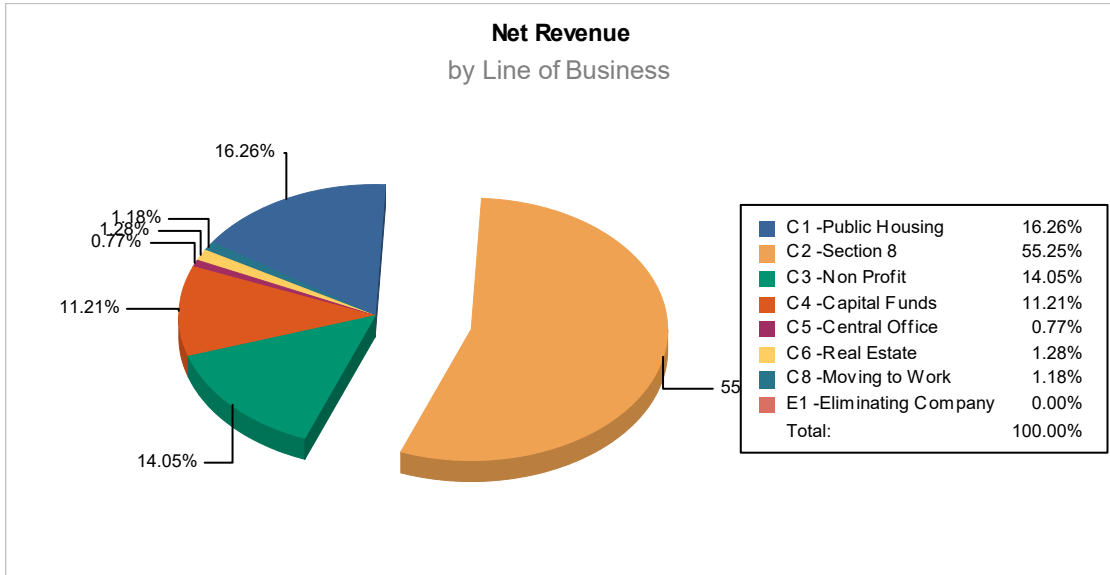


Subtotal Surplus or Deficit Prior to Non-Cash Items
(Before Capital Funds)



Opportunity Home San Antonio
Combined Income Statement - Year-To-Date
Period Ending October 31, 2023
Actual Amounts Vs. Approved Budget Comparison

Account Description	Public Housing		Section 8		Beacon		Real Estate		Central Office		Community Initiatives		Subtotal		Capital Funds		Elim Company		Combined Total		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue																					
Rental Revenue	4,212,386	4,137,301			11,043,387	14,317,326							15,255,773	18,454,627					15,255,773	18,454,627	
Bad Debt, Net of Collections	(610,458)	(116,715)			(1,117,329)	(849,347)							(1,727,787)	(966,062)					(1,727,787)	(966,062)	
Other Tenant Revenue	62,527	63,313			420,105	497,256							482,632	560,568					482,632	560,568	
Grants	10,040,399	10,525,519	5,263,457	4,069,261	1,520,894	1,269,927					721,989	604,131	17,546,738	16,468,839	9,504,500	6,709,827	(201,227)	(98,073)	26,850,011	23,080,593	
HAP Revenue			41,547,797	42,295,189									41,547,797	42,295,189					41,547,797	42,295,189	
Miscellaneous Revenue	77,842	113,260	24,582	1,767	47,068	75,189	1,080,919	1,279,564	656,506	531,593	277,238	121,440	2,164,155	2,122,812			(371,285)	(431,182)	1,792,871	1,691,631	
Net Revenue	13,782,696	14,722,678	46,835,836	46,366,217	11,914,124	15,310,351	1,080,919	1,279,564	656,506	531,593	999,227	725,571	75,269,309	78,935,974	9,504,500	6,709,827	(572,511)	(529,255)	84,201,297	85,116,546	
Operating Expense																					
Salaries and Benefits	5,513,379	5,229,958	2,439,497	2,396,750	3,317,140	3,593,855	734,012	962,951	4,202,480	4,535,588	993,051	1,122,319	17,199,559	17,841,421					17,199,559	17,841,421	
Supplies and Materials	2,107,750	904,906	78	33	1,161,158	587,277			17,628	7,863		1,667	3,286,614	1,501,745					3,286,614	1,501,745	
Fleet Costs	83,723	77,822	8,088	12,135	28,237	18,928	420	2,667	10,352	16,769	915	2,645	131,735	130,966					131,735	130,966	
Outside Services	5,264,560	3,332,170	4,174	190	3,288,466	2,240,209	20,009	36,372	124,788	132,700			8,701,997	5,741,641	179,089	50,000			8,881,087	5,791,641	
Utilities	2,060,198	2,060,642			1,558,485	1,556,055	532	864	65,179	53,832			3,684,394	3,671,393					3,684,394	3,671,393	
Protective Services	752,955	293,644		1,457	416,373	234,069	4,176	4,000	51,390	38,765		900	1,224,894	572,835					1,224,894	572,835	
Insurance	518,094	616,971	39,632	39,730	1,126,911	854,539	23,801	17,580	46,190	39,210	9,729	8,607	1,764,357	1,576,637					1,764,357	1,576,637	
HAP Expense			35,992,236	38,673,228									35,992,236	38,673,228					35,992,236	38,673,228	
Other Expenses	915,879	1,247,959	899,339	1,152,640	638,369	1,056,979	853,161	330,237	725,534	1,005,157	404,747	373,486	4,437,030	5,166,458	99,790	13,552	(415,861)	(484,378)	4,120,959	4,695,631	
Total Operating Expense	17,216,539	13,764,073	39,383,044	42,276,163	11,535,138	10,141,909	1,636,111	1,354,671	5,243,543	5,829,885	1,408,441	1,509,623	76,422,816	74,876,324	278,879	63,552	(415,861)	(484,378)	76,285,834	74,455,497	
Total Operating Income	(3,433,843)	958,605	7,452,793	4,090,054	378,986	5,168,441	(555,192)	(75,107)	(4,587,037)	(5,298,292)	(409,214)	(784,052)	(1,153,507)	4,059,649	9,225,620	6,646,275	(156,650)	(44,876)	7,915,463	10,661,049	
Non-Operating Income (Expense)																					
Interest Expense	(54,451)	(70,911)			(1,909,849)	(2,160,315)							(1,964,299)	(2,231,227)	(80,599)	(80,599)	156,701	193,399	(1,888,197)	(2,118,427)	
Interest Income	709,190	445,329	98,293	144	462,635	75,331	628,567	109,593	18,993	255	9,860	28	1,927,538	630,680	21,848	42	(156,701)	(172,569)	1,792,685	458,153	
Replacement/Extraordinary Item	(492,332)	(516,328)			(1,024,331)	(609,017)			(87)	(3,567)			(1,516,750)	(1,128,911)					(1,516,750)	(1,128,911)	
Other Income (Expense)	(936,499)	(1,110,131)			76,441	(25,719)	(628,425)						(1,488,484)	(1,135,850)			201,227	98,073	(1,287,257)	(1,037,776)	
Management Fees	(1,988,552)	(1,954,497)	(1,044,812)	(1,241,900)	(1,082,134)	(1,325,760)	(2,552)	(1,572)	4,644,932	5,004,011	(3,448)	(3,358)	523,435	476,923	(549,472)	(538,566)	(44,575)	(53,197)	(70,613)	(114,839)	
Transfers	3,962,047	2,323,599	(5,591,767)	(2,814,134)	1,961,995	93,500	(80,377)					339,083	188,291	799,837	440,190	741,885	(3,495,120)	(745,845)	(3,054,931)	(3,960)	
Total Non-Operating Income (Expense)	1,199,404	(882,940)	(6,538,286)	(4,055,890)	(1,515,242)	(3,951,979)	(82,786)	108,021	4,663,839	5,339,782	194,702	796,507	(2,078,370)	(2,646,500)	(4,103,343)	(1,364,969)	156,651	65,707	(6,025,062)	(3,945,761)	
Surplus or Deficit Prior to Non-Cash Items	(2,234,439)	75,665	914,507	34,163	(1,136,257)	1,216,462	(637,979)	32,914	76,802	41,490	(214,512)	12,455	(3,231,877)	1,413,150	5,122,277	5,281,307	1	20,831	1,890,401	6,715,287	
Non-Cash Items																					
Depreciation & Amortization	(2,838,935)	(3,046,349)	(11,068)	(5,152)	(2,086,515)	(1,877,023)	(51,814)	(50,318)	(51,372)	(37,760)	(4,056)		(5,043,760)	(5,016,602)					(5,043,760)	(5,016,602)	
Non-Oper Income (Expense)	3,107,282	5,812,115			7,078,808	(85,228)							10,100,862	5,812,115	(3,107,282)	(5,291,941)			6,993,580	520,174	
Total Non-Cash Items	268,347	2,765,766	(11,068)	(5,152)	4,992,294	(1,877,023)	(137,042)	(50,318)	(51,372)	(37,760)	(4,056)		5,057,102	795,513	(3,107,282)	(5,291,941)			1,949,820	(4,496,428)	
Change In Net Assets	(1,966,092)	2,841,431	903,438	29,012	3,856,037	(660,561)	(775,021)	(17,404)	25,430	3,729	(218,568)	12,455	1,825,225	2,208,663	2,014,995	(10,634)	1	20,831	3,840,221	2,218,860	





Opportunity Home San Antonio
Summarized Combined Balance Sheet
Amounts in Thousands
Period Ending October 31, 2023

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	Public Housing		Section 8		Beacon		Real Estate Services		Central Office		Community Initiatives		Capital Funds		Eliminating Company		Combined Total		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	
Assets																			
Current Assets																			
Cash & Investments, Unrestricted	328	2,726	7,375	5,269	21,829	20,192	17,497	23,547	433	7,112	64	481					47,525	59,328	
Cash & Investments, Restricted	18,735	19,658	1,586	2,156	15,083	16,381	11,600	10,356	305	1,043	657	504	1,307	1,762			49,272	51,859	
Accounts Receivable	1,110	1,098	49	20	17,670	9,197	6,073	1,530	10,634	4,591	597	271	1,178	2,005	(29,182)	(11,115)	8,129	7,596	
Prepaid Expenses and Other Current Assets	164	411	8,755	7,218	1,621	1,566	22	24	122	163	9	13					10,693	9,394	
Total Current Assets	20,336	23,892	17,764	14,662	56,203	47,336	35,192	35,457	11,493	12,909	1,327	1,269	2,485	3,767	(29,182)	(11,115)	115,619	128,178	
Fixed Assets																			
Land, Buildings and Equipment	412,348	397,012	866	849	252,661	210,499	88,408	85,034	3,464	2,862	106	22					757,852	696,279	
Construction In Progress	14,733	16,576			38,468	31,135	475	255	279	292			26,949	33,664			80,905	81,922	
Accumulated Depreciation	(323,338)	(314,765)	(776)	(770)	(133,278)	(109,618)	(5,216)	(5,061)	(2,203)	(2,068)	(53)	(22)					(464,865)	(432,304)	
Total Fixed Assets	103,743	98,824	90	79	157,851	132,015	83,666	80,227	1,540	1,087	53		26,949	33,664			373,892	345,896	
Other Non-Current Assets																			
Other Non-Current Assets	50,525	48,511			8,457	10,108	53,443	37,580							(28,529)	(29,129)	83,897	67,070	
Total Other Non-Current Assets	50,525	48,511			8,457	10,108	53,443	37,580							(28,529)	(29,129)	83,897	67,070	
Deferred Outflow of Resources																			
Deferred Outflow of Resources					156	292											156	292	
Total Deferred Outflow of Resources					156	292											156	292	
Total Assets & Deferred Outflow of Resources	174,605	171,227	17,854	14,741	222,668	189,752	172,302	153,265	13,033	13,996	1,380	1,269	29,434	37,431	(57,711)	(40,243)	573,564	541,436	
Liabilities																			
Current Liabilities																			
Trade Payable & Accruals	7,538	5,199	442	554	8,388	5,271	169	19	567	640	132	40	470	1,928	(9,668)	(5,600)	8,038	8,051	
Other Current Liabilities	4,291	3,640	1,411	2,369	29,793	8,488	253	909	2,436	1,717	345	380	2,718	2,557	(20,721)	(6,652)	20,526	13,408	
Total Current Liabilities	11,829	8,839	1,854	2,924	38,181	13,759	422	928	3,002	2,357	477	419	3,188	4,484	(30,389)	(12,252)	28,564	21,459	
Non-Current Liabilities																			
Non-Current Long Term Debt	8,084	629	843	833	123,529	135,489	2,367	4,634					2,596	12,383	(19,961)	(20,492)	117,457	133,476	
Total Non-Current Liabilities	8,084	629	843	833	123,529	135,489	2,367	4,634					2,596	12,383	(19,961)	(20,492)	117,457	133,476	
Deferred Inflows of Resources																			
Deferred Inflow of Resources	5,958	6,122			557	186	56,478	51,487							(5,651)	(5,754)	57,342	52,041	
Total Deferred Inflow of Resources	5,958	6,122			557	186	56,478	51,487							(5,651)	(5,754)	57,342	52,041	
Total Liabilities & Deferred Outflow of Resource	25,871	15,590	2,697	3,757	162,267	149,435	59,266	57,048	3,002	2,357	477	419	5,784	16,867	(56,001)	(38,498)	203,362	206,976	
Equity																			
Equity																			
Invested In Capital Assets	95,982	98,824	90	79	23,946	(3,808)	82,200	78,761	1,540	1,087	53		22,371	18,802	22,062	20,519	248,244	214,263	
Restricted Net Assets	18,735	19,658	1,586	2,156	15,083	16,381	11,600	10,356	305	1,043	657	504	1,307	1,762			49,272	51,859	
Unrestricted Net Assets	34,017	37,155	13,481	8,750	21,372	27,744	19,236	7,100	8,186	9,508	193	346	(27)	0	(23,773)	(22,264)	72,685	68,339	
	150,700	156,893	14,253	10,136	56,545	37,776	113,810	91,091	10,005	11,187	1,122	939	21,636	17,236	(1,710)	(1,710)	366,361	323,547	
Liabilities, Deferred Inflows of Resc and Equity	174,605	171,227	17,854	14,741	222,668	189,752	172,302	153,265	13,033	13,996	1,380	1,269	29,434	37,431	(57,711)	(40,243)	573,564	541,436	